094.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,600 / 659,600
					USE VALUE:	659,600 / 659,600
					ASSESSED:	659,600 / 659,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHALEN KEARONS J &
Owner 2:	TYSKO BARRIE L
Owner 3:	
Street 1:	110 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENRICK PAUL B -
Owner 2:	GAUDET DENNIS -
Street 1:	110 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	260,600		399,000	659,600
Total Card	0.115	260,600		399,000	659,600
Total Parcel	0.115	260,600		399,000	659,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.90 | /Parcel: 475.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

61596

GIS Ref

GIS Ref

Insp Date

09/11/18

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,600	0	5,000.	399,000	659,600	659,600	Year End Roll	12/18/2019
2019	101	FV	216,400	0	5,000.	404,700	621,100	621,100	Year End Roll	1/3/2019
2018	101	FV	216,400	0	5,000.	302,100	518,500	518,500	Year End Roll	12/20/2017
2017	101	FV	216,400	0	5,000.	273,600	490,000	490,000	Year End Roll	1/3/2017
2016	101	FV	203,400	0	5,000.	262,200	465,600	465,600	Year End	1/4/2016
2015	101	FV	191,200	0	5,000.	222,300	413,500	413,500	Year End Roll	12/11/2014
2014	101	FV	191,200	0	5,000.	210,900	402,100	402,100	Year End Roll	12/16/2013
2013	101	FV	191,200	0	5,000.	200,600	391,800	391,800		12/13/2012

!7732!

PRINT

Date	Time
12/10/20	22:20:36

LAST REV

Date	Time
09/27/18	11:08:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENRICK PAUL B	65734-246		7/15/2015		510,000	No	No		
KENRICK PAUL B	52463-97		3/25/2009	Family	10	No	No		
ANTWORTH CHARLE	25718-310		10/6/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1201	Alterati	5,340					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Meas/Inspect	336	PATRIOT
2/2/2000	Entry Denied	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320122
Depreciation:	59543
Depreciated Total:	260580

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

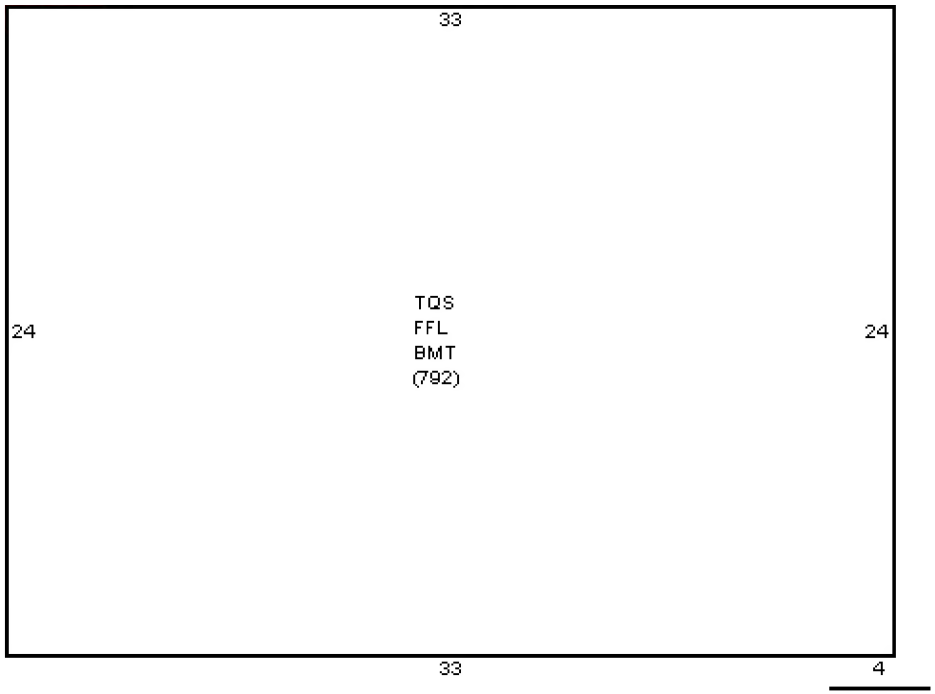
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	119.65
Final Total:	260600	Val/Su SzAd	188.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	42.520	33,676
FFL	First Floor	792	141.740	112,255
TQS	3/4 Story	594	141.740	84,191
	Net Sketched Area:	2,178	Total:	230,122
Size Ad	1386	Gross Are	2376	FinArea 1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc